



# **DEVELOPMENT IN THE CITY OF GARY**

supplement presented to  
**THE DISTRESSED UNIT APPEALS BOARD**

**7 JANUARY 2011**

An aerial photograph of a city, likely St. Louis, Missouri, showing the Old Courthouse with its prominent dome. The image includes a highway with traffic in the lower right, various commercial and residential buildings, and green spaces. A semi-transparent grey banner is overlaid on the left side, containing the text "Opening WELCOME".

Opening  
**WELCOME**

**Mayor Rudolph Clay**



LAKE MICHIGAN

# Part One Comprehensive Plan

DEVELOP MIXED USE  
WATERFRONT

EXPAND  
GARY - CHICAGO  
AIRPORT

USE TRANSIT  
ORIENTED  
DOWNTOWN

EXPAND  
NATIONAL DUNES  
LAKESHORE PARK

DEVELOP MIXED USE  
NEIGHBORHOOD CENTER

CREATE SERVICE  
PARK

INFILL + EXPAND I-65/I-90  
BUSINESS PARK

DEVELOP  
ROUTE 912  
BUSINESS PARK

CONSOLIDATE,  
INFILL + ENHANCE  
RETAIL USES

Christopher Meyers



## The Municipal Comprehensive Plan:

- lays out land use and development for the next twenty years (2008-2028)
- approved by the Gary Plan Commission on October 28, 2008
- approved by the Gary Common Council on February 3, 2009
- required by Indiana Code, a municipal plan must contain “objectives of future development, policy for land use, and policies for the development of public ways, public places, public lands, public structures, and public utilities.”
- includes developmental concepts and strategies for 11 key city-wide sub areas (including our lakefront, various neighborhoods, airport, etc.)



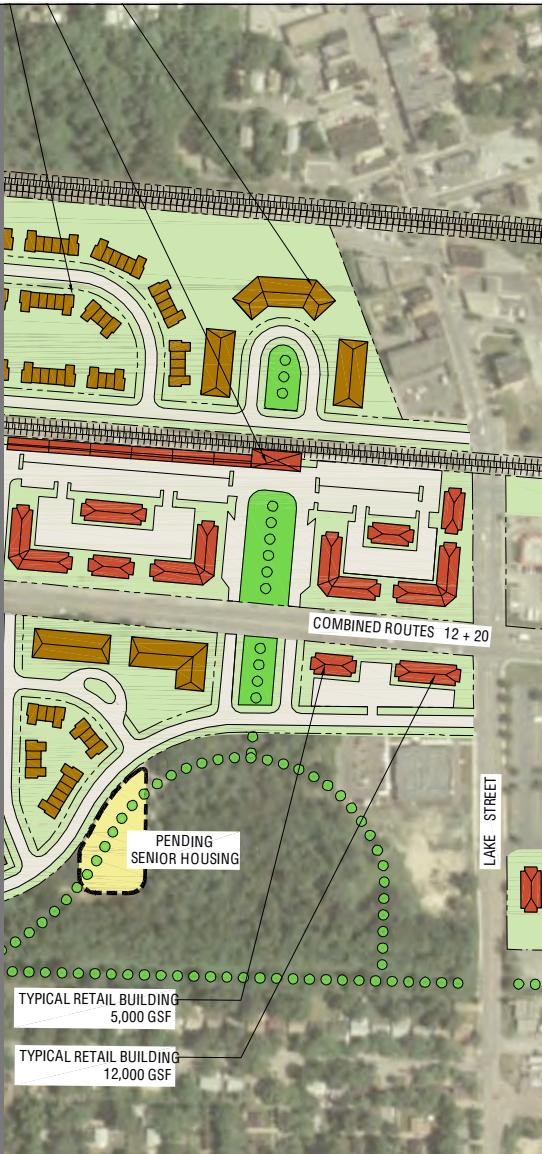
## **The Municipal Comprehensive Plan:**

- articulates a clear development path that is a requisite for submission of Federal, State, and Local Programming Requests and Grants
- contains a Market Study and Economic Gravity Study
- will undergo first planned update in the Fall of 2013
- Comprehensive Plan can be access on the City's Website at  
**<http://www.gary.in.us/planning>**

# Transit Oriented Development

A TOD community is located within 2,000 foot walking distance of a transit stop (generally rail) and core commercial area. TODS mix residential, retail, office, open space, and public uses in a walkable environment.

- Lake Street and US12/20 : Shore Train Train, GPTC
- Adams Street and 4th Avenue / Broadway: Shore Shore Train, GPTC, Grey Hound/Indian Trails Motor Coach
- allows the opportunity to develop new housing options such as live-work / loft development in former commercial structures, multi-generational housing





Neighborhood Setting  
and Underdeveloped Blocks



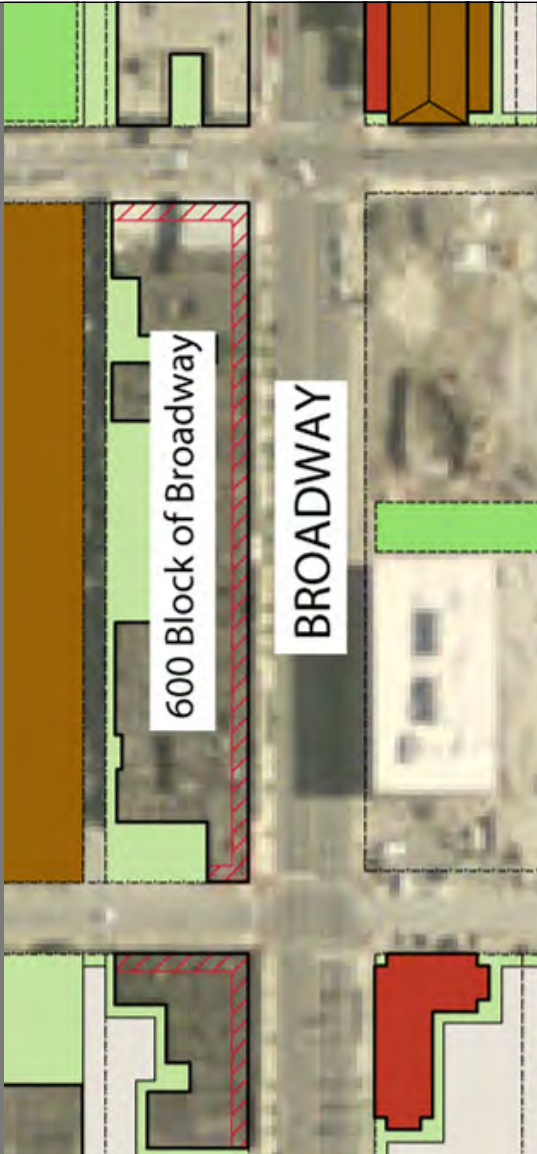
Neighborhood Setting  
Fill, Consolidated Blocks and  
Space Opportunities



## Right-Sizing of Neighborhoods

Proactive and practical downsizing of neighborhoods that are experiencing population decreases. Right-sizing would increase quality of life and assist with the following:

- consolidate available lots for either infill construction, open space, storm water retention, or urban farming
- helps to decrease impacts of population loss on infrastructure needs and help stabilize tax base
- decrease number of needed roadways, street lights, traffic lights, and reduce local storm water volume
- increase in open and green spaces



## 600 Block of Broadway

As the 600 Block of Broadway is one of the last intact historic streetwalls in the Downtown “City Center” Historic District, the Comp Plan enumerates the preservation of this last block for future generations and compliance to National Register Status and Listing.

- if a building cannot be saved due to economic costs or physical conditions, the building’s façade should be preserved
- façades can either be preserved in place through framing and bracing or can be systematically deconstructed and stored
- new structures can be built behind the original façades; thus saving local history and the architectural streetwall / styling
- Circle City Mall and Downtown Indianapolis



residential redevelopment. Figures 14.2, 14.3, 14.3 and adding housing and landscaping to neighborhood edges and can be turned to front adjacent side streets or onto new in

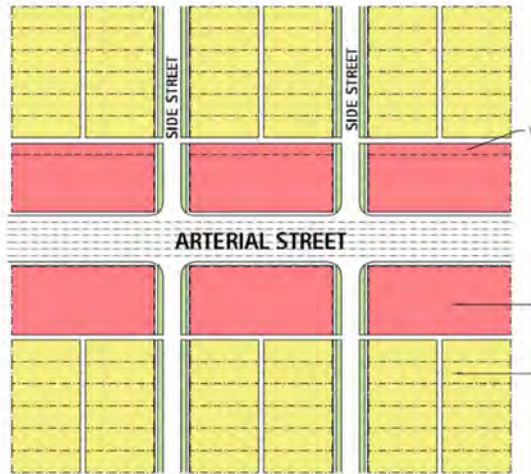


Figure 14.2 Typical Commercial Frontage on Arterial Street

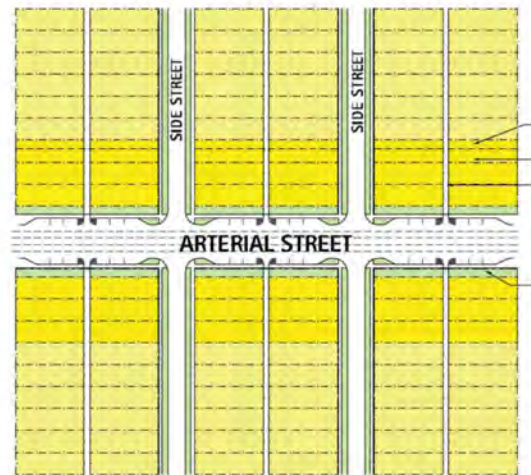


Figure 14.3 Landscaped Parkway with Lots facing Side Street

## Retail Corridor Consolidation

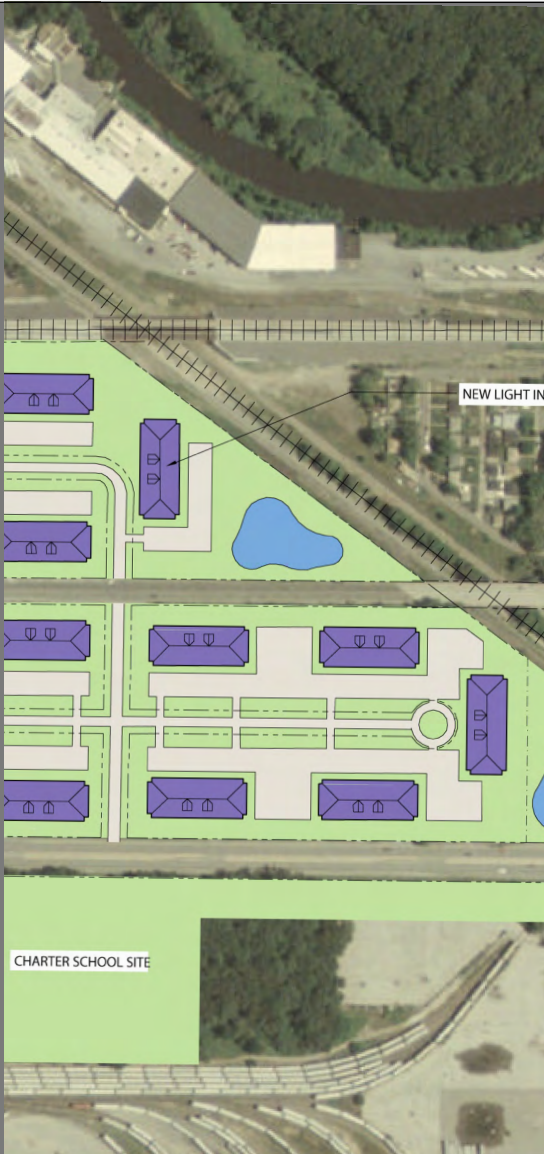
Through the City, there are numerous retail corridors that once served a larger population. With many of these commercial districts in decline, consolidation of retail in favor of mixed-use development is a preferred development scenario.

- allows for mixed-use development where new housing options are combined with limited retail (such as on the corners of the block)
- neighborhood green buffers would be created along the arterial street
- additional on-street parking made available to residents
- Broadway, Portions of 5th, 25th Avenue, Grant Street are among corridors to implement this scenario

# Service Parks

The Comp Plan lists out the consolidation of current smaller industrial, auto & truck-oriented repair and sales into unified Service Parks. Many of these types of operations are operating within key commercial corridors, in residential neighborhoods, or in ecologically sensitive areas.

- such parks would allow for sustainable, attractively landscaped campuses that serve both industry and commercial ventures.
- one-stop shop for local residents and businesses
- park consolidation would offer various amenities as offered in local business parks (high speed internet, possible tax incentives, landscape maintenance, etc.)
- allow for proper recycling of materials and waste products (used tires, oil, fluids such as brake/anti-freeze/transmission, etc.)







## Business & Industrial Parks

The City of Gary possesses crucial strategic assets such as untapped national data networks, prime connectivity to the interstate expressway, toll road, and state routes, as well as having rail connections. As hosting numerous national and regional freight carriers, the City has the potential to:

- establish two, scattered site business & industrial parks that would include already operating facilities
- I-65 Gateway Park (from 5th Avenue to 15th Avenue)
- Route 912 Park ( from US 20 to 15th Avenue)
- short and long-term warehousing, distribution facilities for movement of products and goods, finished steel products, construction related, truck sales

# Regional Intermodal Yard

As having the Canadian National Railway's main track into the Kirk Yard running parallel to Colfax Street, there is an opportunity to develop a regional intermodal yard south of the 912 Business & Industrial Park.

- facility is envisioned to occupy approx. 300 acres from 15th Avenue to the Borman Expressway
- 6,500 linear feet of tracks
- facility to be connected to 912 Business Park
- direct rail tie in to north-south CN line for nearly unlimited warehousing, distribution, and logistic connections
- close proximity to Gary-Chicago International Airport and projected Foreign Trade Zones





LAKE MICHIGAN

## Part Two Vignettes of Development

DEVELOP MIXED USE  
WATERFRONT

EXPAND  
GARY - CHICAGO  
AIRPORT

USE TRANSIT  
ORIENTED  
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EXPAND  
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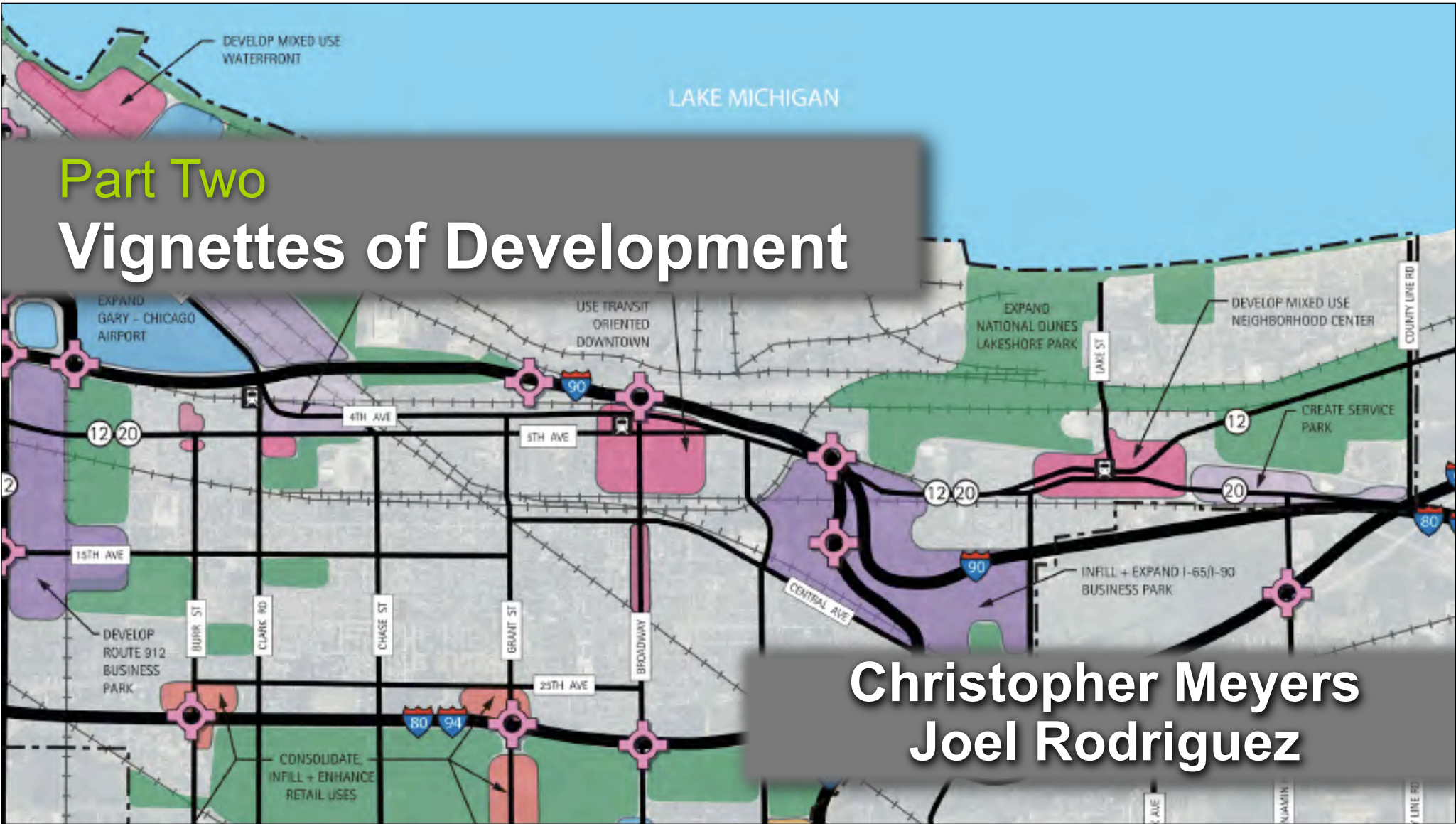
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Joel Rodriguez





## Roadway Infrastructure

The City has 434.18 miles of local roadways. Our urban transportation network is composed of primary & minor arterial roads, major & minor collector roads, and local routes.

The City's roadway infrastructure comprises 17.65% of all roads in Lake County.





## Surface Transportation Program, FHWA

The Surface Transportation Program is a Federal Highway Program that provides funding for principal arterial and collector roadways in the categories of capacity expansion and roadway reconstruction.

- provided funding for the Lakefront Marina Access Roadway, a capacity expansion project
- provided funding for the reconstruction of Grant Street from the Borman Expressway south to approximately 32nd Avenue
- funding has been secured to reconstruct Ridge Road from Mississippi Street to Broadway, anticipated to be let in Spring of 2011





## ARRA

The American Recovery and Reinvestment Act of 2009 provided funding to The City to repair portions of our local roadway network. ARRA funding uniquely allowed for the repair of roadway surfaces through milling and resurfacing.

- Old Hobart Road from US 20 to Miller Avenue
- Central Avenue from I-65 to MLK Drive
- 15th Avenue from MLK to I-65
- 35th Avenue from Broadway to MLK Drive
- 35th Avenue from Grant to Chase Street
- 49th Avenue from Broadway to Harrison Street



## CDBG-R

Via the Community Development Block Grant - American Recovery and Reinvestment Act of 2009, The City received funding to further stabilize roadway surfaces through milling and resurfaces.

- Bigger Street from 4th to 5th Avenues
- Burr Street from 11th to 15th Avenues
- Arizona Street from 10th Avenue to 14th Place
- Carolina Street from 52nd to 53rd Avenues
- Jackson Street from 25th to 27th Avenues
- Harrison Street from 21st to 25th Avenues
- Massachusetts from 11th Avenue to Wabash Tracks



## CDBG-R (cont.)

- 9th Place from Madison to Harrison Street
- 10th Avenue from Massachusetts to Broadway
- 11th Avenue from Lane Street to Wright Street
- 13th Place from State Street to Clay Street
- 15th Avenue from Clark Road to Burr Street
- 21st Avenue from Pierce Street to Polk Street
- 21st Avenue from Chase Street to Hendricks Street
- 52nd Place from Maryland Court to Carolina Street
- 52nd Avenue from Delaware Street to Carolina Street





## P3

Via an example of a public-private partnership initiative, The City, The Gary Sanitary District, and various local businesses are working together to maximize limited available resources to improve 15th Avenue from Cline Avenue to Colfax Street.

- Garcia Engineering has been hired to provide a roadway survey (first phase of developing improvement plans)
- initial plans are to reconstruct the roadway (lay a new base, install storm water sewers, street lights)
- 15th Avenue is an important logistics corridor (Roehl Transportation, Schneider National)



## CMAQ Vehicles & Infrastructure

In 2008, The City secured a Federal CMAQ (Congestion Mitigation and Air Quality) Improvement Grant.

This grant allowed the replacement of older, inefficient fleet vehicles with modern, fuel-efficient pieces.



## CMAQ Vehicles and Infrastructure

Beginning in May 2010, The City received 128 alternate fuel based vehicles. To supplement a portion of these vehicles, The City additional received funding for E-85 gasoline and to retrofit existing pumping infrastructure.

- 96 Ford Police Interceptors, E-85 Fueled
- 12 Ford F-250 Pick Up Trucks, E-85 Fueled
- 13 Ford Escape 4x4 SUVs, Gasoline Hybrid
- 7 Chevrolet Tahoe 4x4 SUVs, Gasoline Hybrid
- grant allows for the purchase of an initial \$52,200 worth of E-85 gasoline
- retrofit of pumping infrastructure is currently in development. Vehicles are presently using a third party for E-85 fuel purchases.





## Residential Development

In 2011, The City will see various residential projects come to completion or break ground.



## Dalton & Modern Apartments

These two historic buildings located at Fifth Avenue between Massachusetts Street and Connecticut Street are in the process of being rehabilitated for affordable and market rate residential units.

- The Dalton Apartments will bring 42 residential units online
- The Modern Apartment building will bring 15 residential units online
- each building will have first floor commercial space
- project realized through a mixture of CDBG funding and various tax credits for affordable housing and historic preservation
- completion of the both structures is anticipated in Spring 2011







## Serenity Lakes

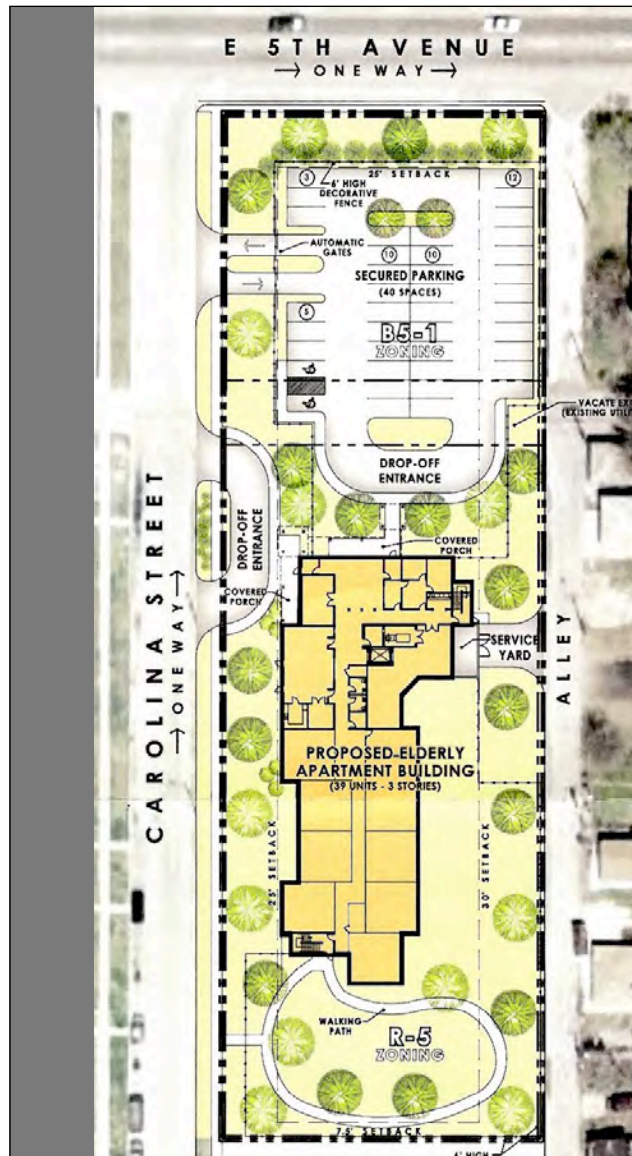
Serenity Lakes is located on Melton Road immediately west of the former Pizza Hut. The complex is set back from Melton Road .

- new facility will bring 100 units of independent living online
- community is developed for individuals 55 years and older
- facility will have community center, live-in manager, barbershop & beauty salon
- incorporates existing environmental features such as wetlands and remanent dunes into the site
- realized with CDBG funding, private equity investment, and tax credits









## VOA

Volunteers of America is building a Senior Housing Complex in the 500 Block of Carolina Street in Emerson. This complex helps to meet the increasing need for senior housing within the community.

- new facility will bring 38 apartment units of independent living online
- facility will have secure outdoor greenspaces, parking, community/multiple purpose room, media room, barber and beauty shop, and on site manager
- located off the Fifth Avenue on GPTC bus route
- close proximity to US Steel Yard and Dusties Buffet



## 700 Block of Broadway

A mixed-use development composed of five floors of affordable senior residential units with first floor commercial space.

- expands commercial activity in the downtown area
- brings further housing options within the downtown Historic “City Center” District
- promotes walkable community
- assists with local tax base
- realized through a public-private partnership with Mr. Chang (a local business owner), IHADA (Indiana Housing Community Development Authority), and the City of Gary (CD, Redevelopment, ED, Planning)









## NSP

Via the Neighborhood Stabilization Program, The City of Gary secured funding to purchase foreclosed residences. The purchase of these homes would allow to stabilize neighborhoods where foreclosures impacted the community.

- homes are rehabilitated and offered for sale to individuals that meet federal criteria such as credit worthiness, income requirements, and can meet down payment & closing costs
- rehabilitated residences are available in Glen Ryan, Aetna, Glen Park East, Glen Park West, and Horace Mann



## Commercial & Industrial Development

In 2011, there are several large scale commercial and industrial projects planned for The City of Gary.



## Data Center

DuSable Communications is seeking to develop 13th and Broadway as an IT Data Center and IT Commercial Campus. The development is taking advantage of

- facility development is currently underway for 200,000 to 500,000 square feet campus
- center is projected to be the most “green, turn-key operation” in the Chicagoland market
- focus on domestic / international information technology and internet enterprises, data protection, network security, and disaster recovery services
- significant job creator (from 90-160 dependent on final configuration), IT co-location incubator





## Mr. Fuel

AroGas is developing a combined gas station, truck stop, and restaurant on the west side of The City. This project is scheduled to break ground in the Spring of 2011.

- 6,000 square foot convenience store
- 3,053 square foot restaurant
- 5 car fueling islands, 9 diesel truck refueling islands
- weigh scale
- greenspace along Burr Street and 29th Avenue to be used for storm water retention and landscaping



## United States Steel Corporation

United States Steel Corporation is poised to kick off a coke substitute project. This project is the first of its kind in the American steel industry. This project is anticipated to improve regional air quality.

- permits are in place from The Indiana Department of Environmental Management
- two modules will be built as part of the project's first phase
- each module will produce up to 250,000 tons of a semi-crystalline carbon material annually that will replace metallurgical coke
- \$220 million capital investment project creating 500 temporary construction jobs
- coke batteries No. 5 and 7 will be shut down



## Gary-Chicago International Airport

The Gary-Chicago Airport is a crucial link in the region's aviation system. The airport is poised for expansion that will greatly increase opportunities.

- high tension power lines west of the main runway have been buried
- current main runway is undergoing expansion from 7,000 feet to 8,900 feet, allowing expanded passenger and cargo services
- airport board has authorized the development of an overpass for the relocated Canadian National Railway line

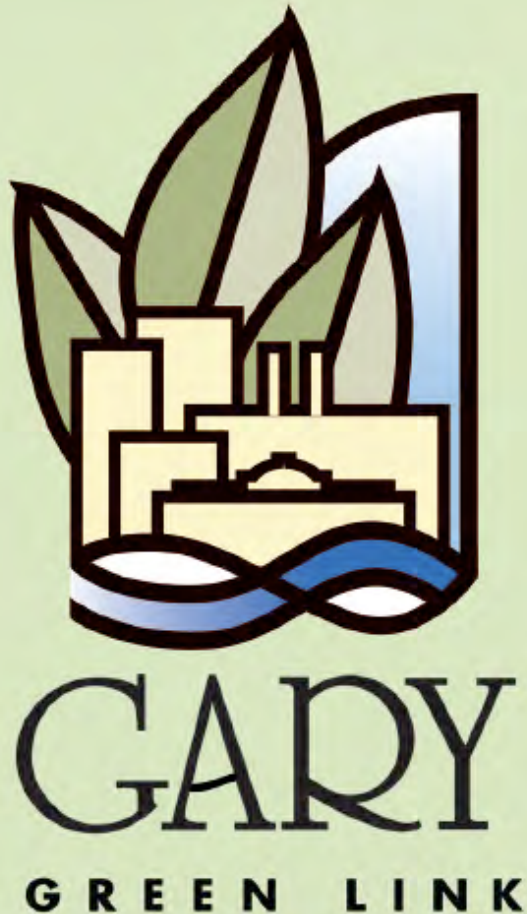




## Recreational Development

Through its parks and open spaces, The City of Gary has noteworthy access to the Lake Michigan shoreline and the Grand Calumet & Little Calumet Rivers.

Moreover, many of these parks and open spaces host undisturbed and significant ecosystems.

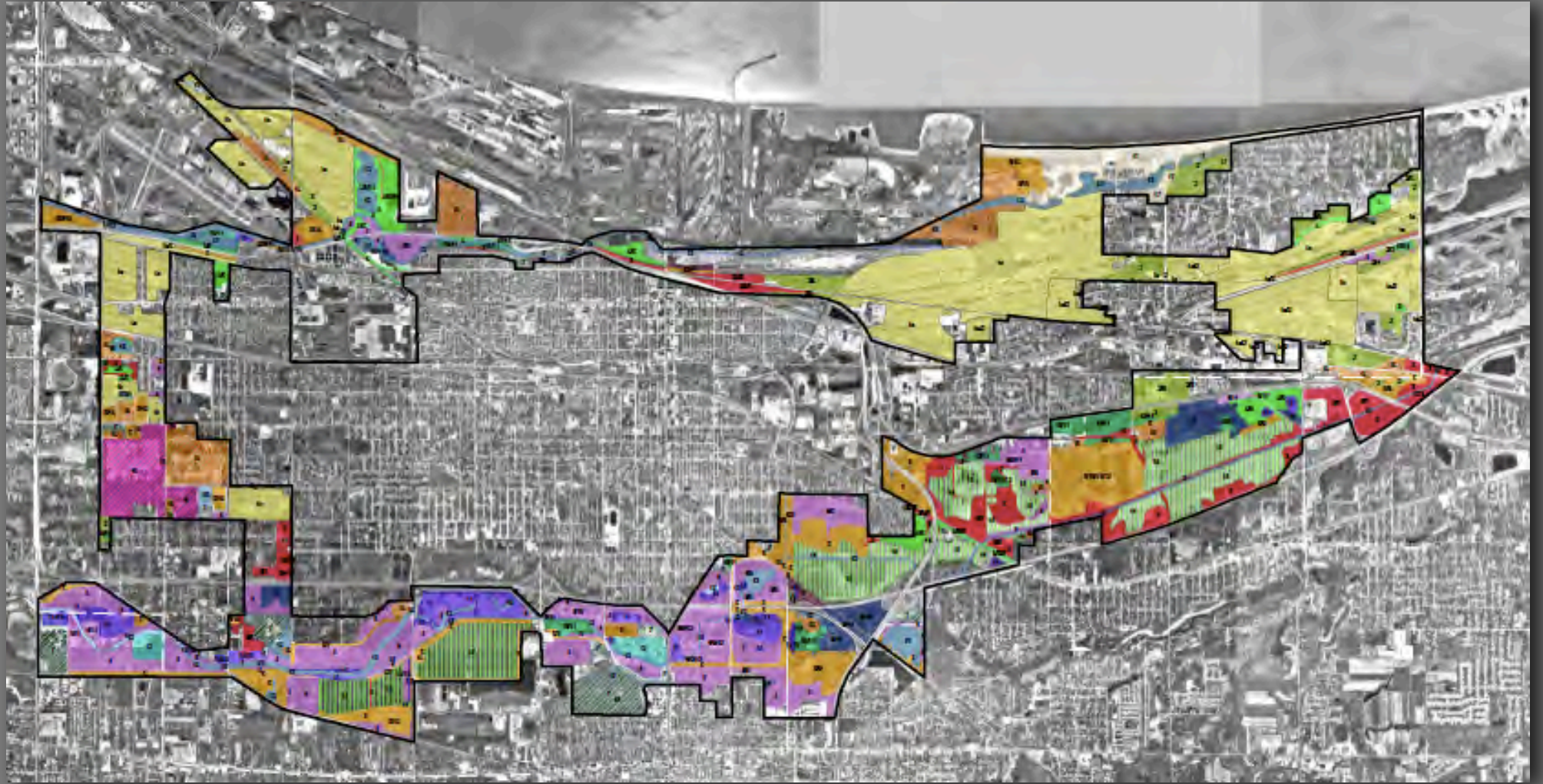


## Green Link: Grand Calumet River Trail

The Gary Green Link is a master planned, 30 mile multi-use trail. The trail is a green infrastructure project that connects the unique the Lake Michigan shoreline with the Little Calumet and Grand Calumet Rivers.

- connects “people to each other and the natural environment via a non-motorized, greenway”
- encourages physical fitness and healthy lifestyles through walking and bicycling
- protects, restores, and interprets the environment
- preserves historic Union Station as a trail head and welcome center
- The completed Grand Calumet Trail portion will bring five miles of paved trail (Broadway to Hammond Border)









Grand Calumet River

2nd Ave

Bridge St

Marshall St

Ellsworth St

Rutledge St

Taft Pl

Taft St

Roosevelt St





WEST OF BUCHANAN  
LOOKING WEST  
FROM LINCOLN  
BEFORE IMPROVEMENT





WEST OF BUCHANAN  
LOOKING WEST  
FROM LINCOLN  
OPTION 3









## Lakefront Development

The City of Gary has nearly ten and three-quarter miles of Lake Michigan shoreline. Of these 10.75 miles, 3.55 miles are currently used for recreational purposes while 7.2 miles are used for industrial purposes.

In 2005, the Cities of Whiting, Hammond, East Chicago, Gary, and Portage embarked on developing a vision for the future of our shoreline. The Marquette Vision was created where a synergistic plan was developed to open up and use under-utilized portions of the lakefront for public access. In addition this plan stressed the use of the lake resource as a crucial key for industry.





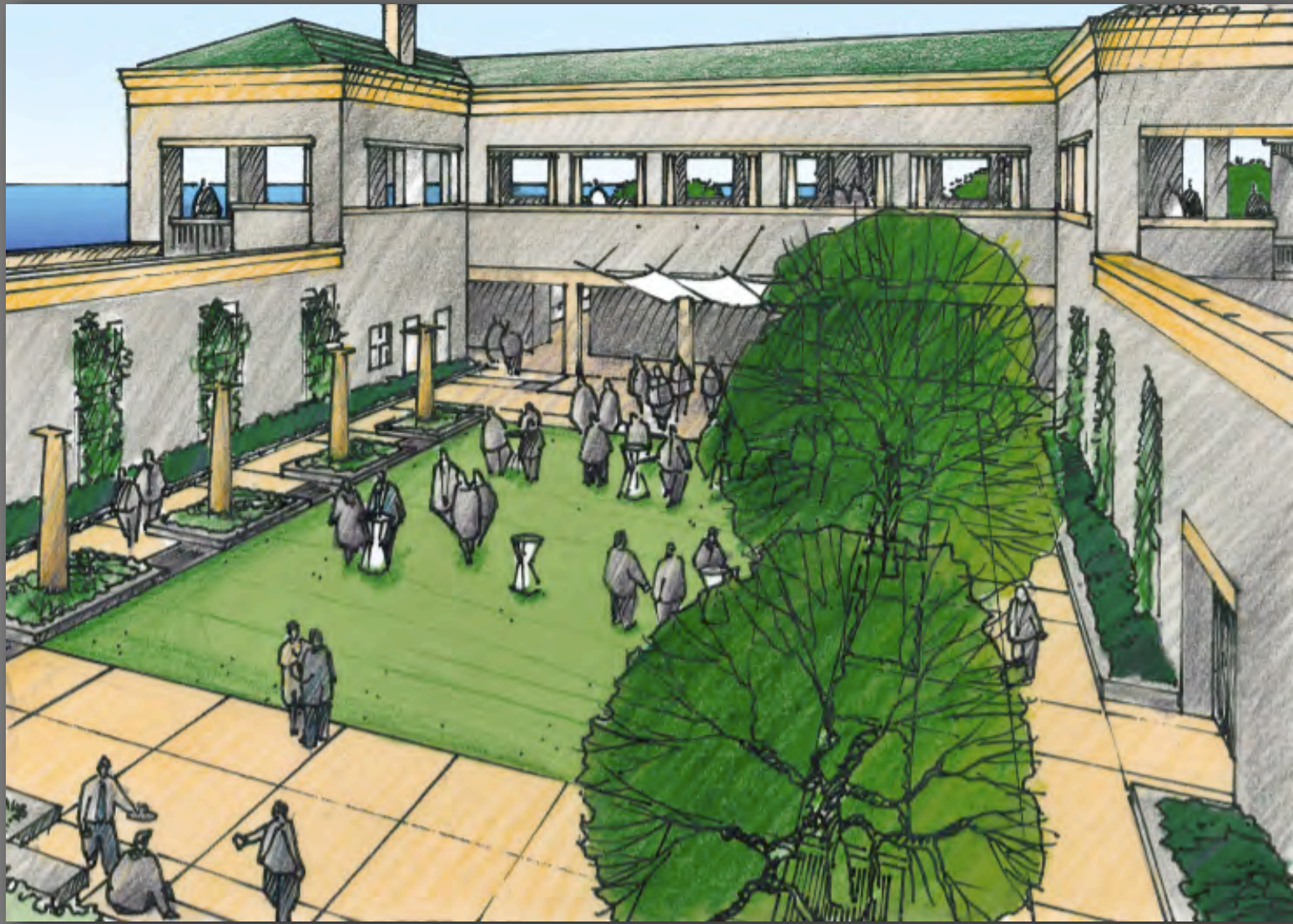
## Marquette Park Lakefront East Project

A Marquette Vision oriented project that will rejuvenate historic Marquette Park. The \$28,190,000 RDA-funded project will restore and reactivate the park as a signature lakefront recreational amenity.

- 241 acres of park land and open space along 2.8 miles of shoreline
- 12 major project components: Recreation Pavilion, Bathing Beach Pavilion “Aquatorium”, Children’s Playground, Father Marquette, Lake Street & Armory, Lagoon, Beach & Natural Areas, Infrastructure, and Operations & Maintenance
- 5 project components (Recreation, City Bathing Beach Pavilion portion, The Society bathing Beach Portion, Father Marquette Monument Base, and Oak Savanna) to will go out for bid in January 2011











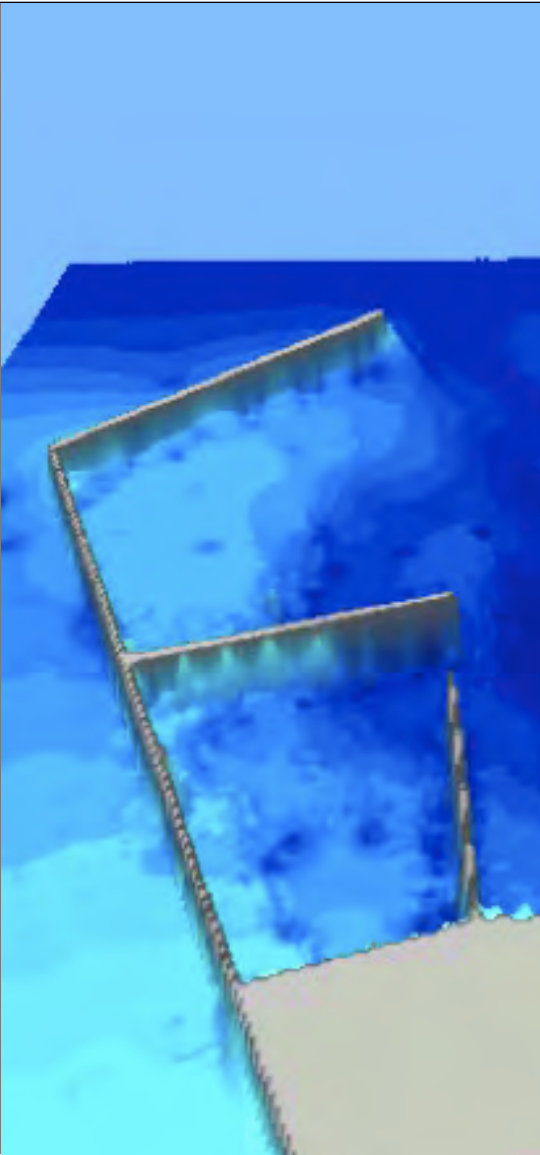








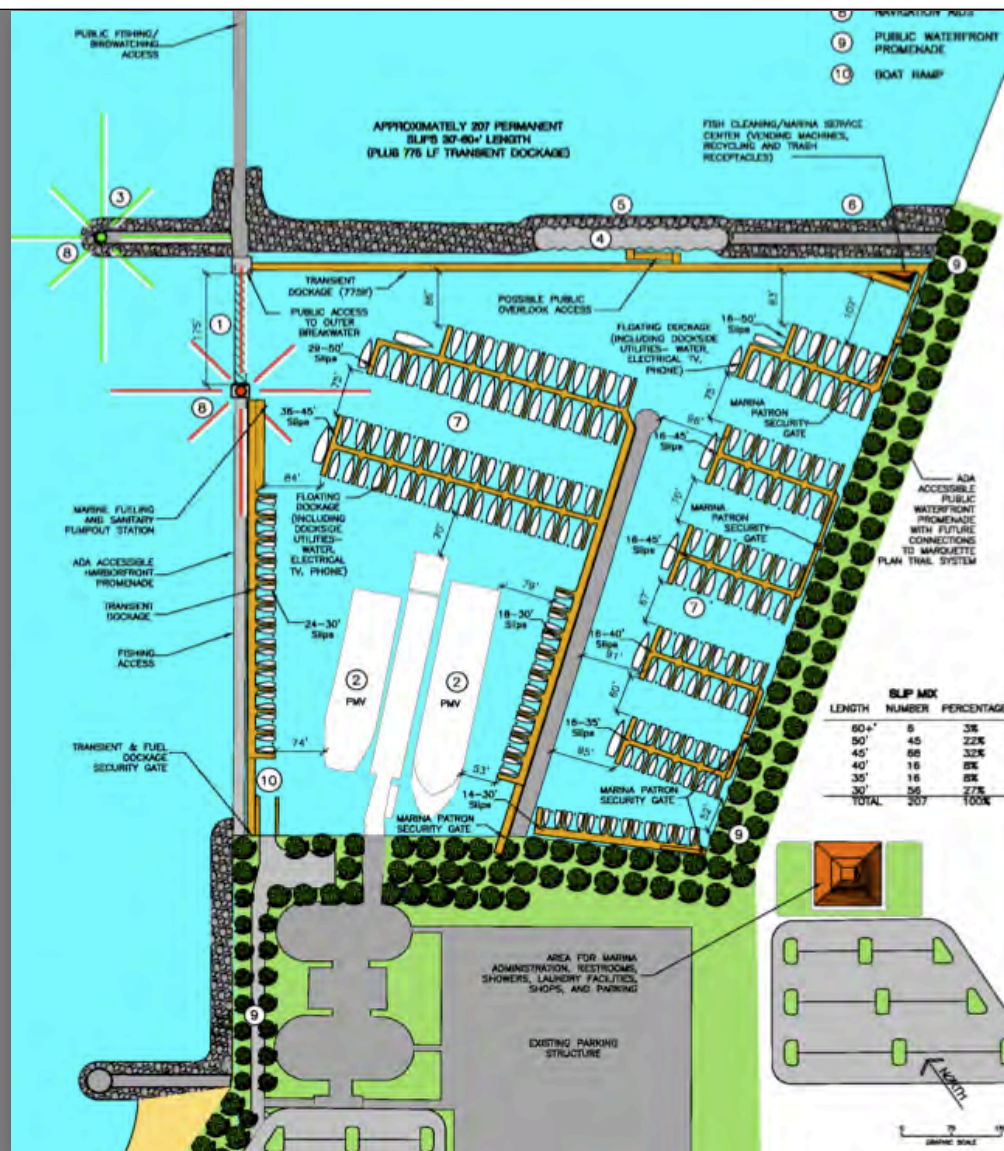




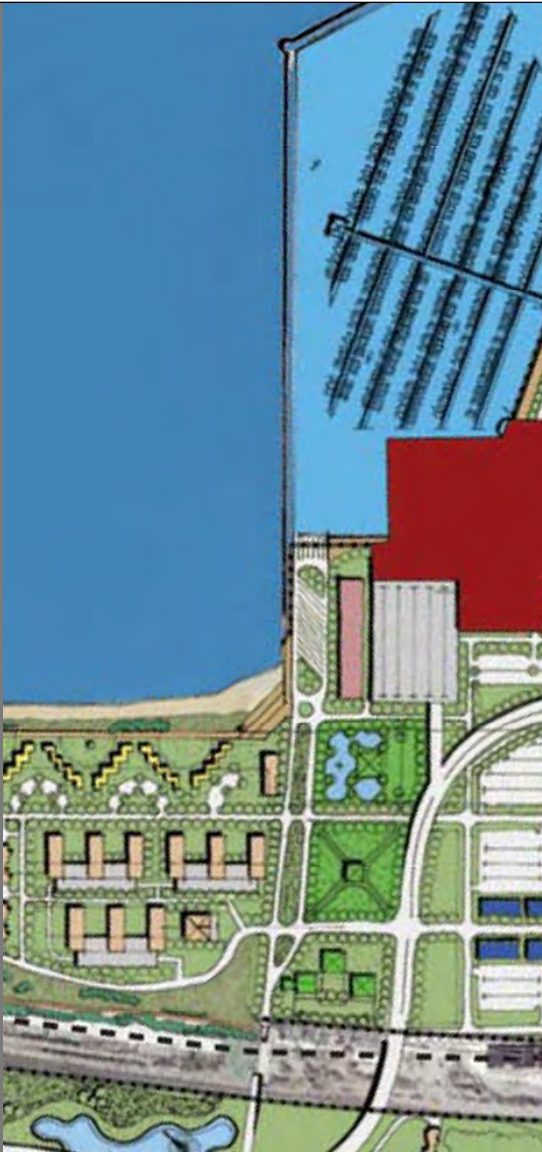
## Buffington Harbor Marina

This marina is a two-phase development to bring a 450 + slip development to the City. Important feature and amenity to the lakefront development.

- establishes new recreational opportunities (boating, fishing, bird watching) that are not currently available at the site
- City is in pre-permit discussions, anticipated permitting process in Spring or Summer 2012
- integrates future marina into casino operations
- lakefront pedestrian promenade and bike trail







## South Shore Lakefront Redevelopment

A Marquette Vision-oriented plan that lays out the redevelopment of the shoreline in Gary and East Chicago. The South Shore Plan reformats existing under-utilized lands into a mixed-use, lakefront community.

- opens up a little more than a mile worth of shoreline for lakefront aligned redevelopment
- develops a mixed-use shoreline community composed of low density residential housing, commercial and retail, open space and new recreational amenities
- integrates future marina and casino operations into new lakefront development













Thank you for your time.

***"GARY INDIANA: Where We Are Working to Bring the Best Days YET to Come!!"***